

Planning and Zoning Commission

Staff Review Board Agenda

Meeting of February 25, 2015 - 3:00 PM to 4:00 PM

Board of Supervisors Meeting Room

Study Session Agenda

Meeting of February 25, 2015 4:00 PM

Board of Supervisors Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

These cases are scheduled for public hearing on Wednesday March 25, 2015. At the Study Session, Commissioners will address each case briefly.

1. Case No. CUP-15-003: A request a Conditional Use Permit to establish a Cottage Industry consisting of a landscaping business and storage of associated materials in the Residential Single Family (RS-40,000) Zone. The subject property contains 1.38 acres and is located at 11205 Pinon Street, Flagstaff, AZ., and is identified as Assessor's Parcel Number 301-76-039.
Applicant: Luke Neal, Flagstaff, Arizona
2. Case No. CUP-15-008: A request for Conditional Use Permit renewal (of CUP-13-019) for an outdoor adventure camp on 30.73 acres in the General Zone. The property is located south of Highway 87 on Forest Road 513 approximately two miles east of the Blue Ridge Ranger Station and identified as 7379 Forest Service 9032H Road and as Assessor's Parcel Number 403-12-001.
Applicant: City of Phoenix Parks and Recreation, Phoenix, Arizona
3. Case No. CUP-15-009: A request for renewal and modification of Conditional Use Permit (CUP-06-078) to use 5 ½ acres of the 17 acre property to develop construction yards for the storage of commercial vehicle and materials in the M2-6,000 (Heavy Industrial-6,000 sq. ft. minimum) Zone. The property is located at 7201 N. Leupp Road, and is identified as Assessor's Parcel Number 303-41-004B.
4. Case No. CUP-14-037: On Remand from the Board of Supervisors. A request for a Conditional Use Permit to allow the placement of four shipping containers in addition to one previously approved on a 10-acre parcel in the General Zone. The property is located on the west side of Highway 180 north of the Nordic Center and south of Forest Road 193, and is identified as Assessor's Parcel Number 300-22-004N.
Applicant: Dedrick Howell, Flagstaff, Arizona

5. Case No. SUB-15-001: A request for the development of the Johnson Ranch Subdivision (46 lots) in the Agricultural Residential (AR-2 1/2) Zone. The subject property contains 115.54 acres and is located in Doney Park at the intersection of State Hwy. 89 and E. Landfill Road and is identified as Assessor's Parcel Number 301-31-003A.
Applicant: D & G Development, LLC, Flagstaff, Arizona

DISCUSSION ITEMS:

BOS Update

Community Development Department Update

Comprehensive Plan Update Process

Zoning Ordinance Revision Update

Commission & Staff Roundtable

Planning and Zoning Commission

Agenda

Meeting February 25, 2015 – 5:30 PM

Board of Supervisors' Meeting Room

County Administrative Center

219 East Cherry

Flagstaff, Arizona

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that, at this regular meeting, the Planning and Zoning Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Commission's attorneys on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3). Items may be taken out of the order listed below at the call of the Chair.

I. APPROVAL OF MINUTES

Minutes of January 28, 2015

II. PUBLIC HEARINGS

1. Case No. CUP-15-004: A request a Conditional Use Permit to expand the Greenhaven Fire District firehouse and parking in the Planned Community (PC) Zone. The subject property contains .25 acres and is located at 60 N. Wahweap Drive, Greenhaven, AZ., and is identified as Assessor's Parcel Number 601-44-017.
Applicant: Greenhaven Fire District, Greenhaven, AZ
2. Case No. CUP-15-005: A request for a renewal of a Conditional Use Permit (CUP-10-004) without modification for the Kinlani Church of the Nazarene in the AR 2 ½ (Agricultural Residential 2 ½ acre minimum) Zone. The subject property contains 4.24 acres and is located at 11450 N. U.S. Hwy. 89, Flagstaff, AZ and is identified as Assessor's Parcel Number 301-68-004K.
Applicant: Kinlani Church of the Nazarene, Flagstaff, AZ.

3. Case No. CUP-15-006: A request for a renewal of a Conditional Use Permit (CUP-05-062) with a modification to allow for a larger sign for the Williams' Congregation of Jehovah's Witnesses-Kingdom Hall in the G (General) Zone. The subject property contains 3.55 acres and is located at 5495 N. Sunset Strip, Williams, AZ and is identified as Assessor's Parcel Number 202-45-052. Applicant: Williams' Congregation of Jehovah's Witnesses-Kingdom Hall, Williams, AZ.
4. Case No. CUP-15-007: A request for a renewal of a Conditional Use Permit (CUP-09-072) without modification for standpipe water sales in the PC (Planned Community) Zone in an area designated for Heavy Commercial Uses. The subject property contains 2.83 acres located in Bellemont and is identified as Assessor's Parcel Number 203-47-004F. Applicant: Utility Source, LLC, Queen Creek, AZ.
5. Case No. SUB-15-001: A request for the development of the Johnson Ranch Subdivision (46 lots) in the Agricultural Residential (AR-2 1/2) Zone. The subject property contains 115.54 acres and is located in Doney Park at the intersection of State Hwy. 89 and E. Landfill Road and is identified as Assessor's Parcel Number 301-31-003A. Applicant: D & G Development, LLC, Flagstaff, Arizona

III. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

IV. DISCUSSION

1. Set next study session for **WEDNESDAY, March 25, 2015** at a time to be determined by the Director of Community Development.
2. Set next regular meeting and location for **March, March 25, 2015** at 5:30 pm.